

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

October 20, 2003

CALL TO PODIUM:

Erica Shingara, Environmental Specialist

RESPONSIBLE STAFF:

Erica Shingara, Environmental Specialist

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

Resolution of the Mayor and City Council Creating a Pilot Green Building Incentive Program Involving a Tiered Building Permit Free Reduction that Corresponds to the LEED Rating System

SUPPORTING BACKGROUND:

During the October 13, 2003 work session the Environmental Affairs Committee proposed the following to encourage environmentally sensitive development:

1. Promote green building awareness by requiring new commercial, institutional, and high-rise residential development to submit a completed LEED checklist as part of site plan and building permit applications.
2. Create a recognition program to honor buildings that meet the LEED™ certification requirements.
3. Create a tiered incentive system for different levels of LEED™ certification by discounting the City's building permit fee:
 - LEED™ Platinum: 50% reduction in building permit fee
 - LEED™ Gold: 40% reduction in building permit fee
 - LEED™ Silver: 30% reduction in building permit fee
 - LEED™ Certified: 20% reduction in building permit fee

The Mayor and City Council and the Planning Commission supported the program and requested that training be made available for the Planning Commission, the development community, and the public.

Items 1 and 2 above and the training will be initiated by staff. The incentive program requires approval by resolution of the Mayor and City Council. The City Manager suggests a two year pilot incentive program with a sunset provision on October 21, 2005; this will provide an opportunity to evaluate the effectiveness of the program and allow the Mayor and City Council to extend the program by resolution, if so desired.

Attachment:
Resolution

DESIRED OUTCOME:

Adopt resolution

RESOLUTION NO. _____

**RESOLUTION OF THE MAYOR AND CITY COUNCIL CREATING
A PILOT GREEN BUILDING INCENTIVE PROGRAM INVOLVING
A TIERED BUILDING PERMIT FREE REDUCTION THAT CORRESPONDS
TO THE LEED RATING SYSTEM**

WHEREAS, the Environmental Affairs Committee and staff have researched green building programs that encourage environmentally sensitive development; and

WHEREAS, the Master Plan Environment Theme states that the City will "encourage green building principles to be applied in both public and private development in order to support environmentally sensitive design, construction, operation, and maintenance of buildings and landscapes"; and

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the citizens of Gaithersburg to provide incentives for developers to construct and maintain buildings in an environmentally sensitive manner; and

WHEREAS, the Environmental Affairs Committee has recommended a Pilot Green Building Incentive Program to provide an incentive for developers to incorporate more sustainable building practices in their construction projects in Gaithersburg; and

WHEREAS, the Environmental Affairs Committee has recommended that a tiered building permit fee reduction corresponding to the LEED™ rating system be implemented as follows:

- LEED™ Platinum: 50% reduction in building permit fee
- LEED™ Gold: 40% reduction in building permit fee
- LEED™ Silver: 30% reduction in building permit fee
- LEED™ Certified: 20% reduction in building permit fee

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gaithersburg, that the City Manager is authorized and directed to implement a Pilot Green Building Incentive Program involving a tiered building permit fee reduction that corresponds to the LEED™ rating system.

AND BE IT FURTHER RESOLVED, by the Mayor and City Council of Gaithersburg, that this Pilot Green Building Incentive Program shall terminate on October 21, 2005 unless extended by resolution of the Mayor and City Council.

ADOPTED by the Mayor and City Council this 20th day of October, 2003.

SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in public meeting assembled on the 20th day
of October, 2003.

David B. Humpton, City Manager